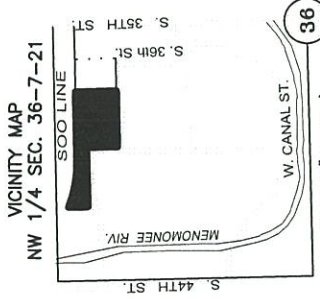


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7934 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY # 423-0022-000 ADDRESS: 3760 WHEELHOUSE ROAD



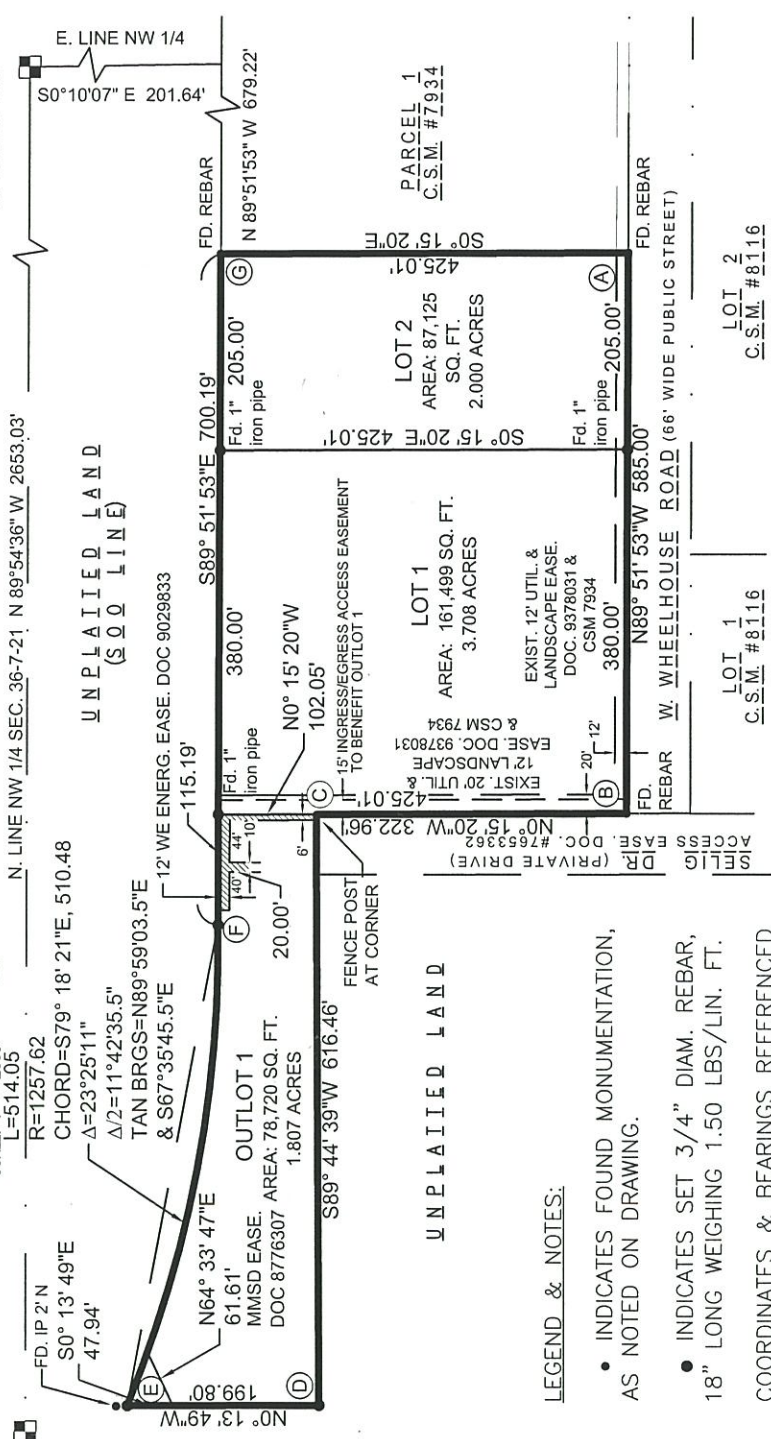
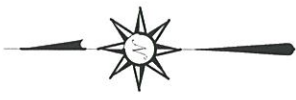
**OWNERS:**  
REDEVELOPMENT AUTHORITY OF THE  
CITY OF MILWAUKEE; 53rd STREET IP  
LLC

**FLOODPLAIN DESIGNATION:**  
PARCEL IN FLOOD ZONES AE AND X  
PER FIRM COMMUNITY PANEL NO.  
55079C0089E DATED 9/26/2008

**ZONING:** IH

NW COR.  
SEC. 36-7-21  
CONC. MON.  
W/ BRASS CAP

NE COR.  
NW 1/4 SEC. 36-7-21  
CONC. MON.  
W/ BRASS CAP



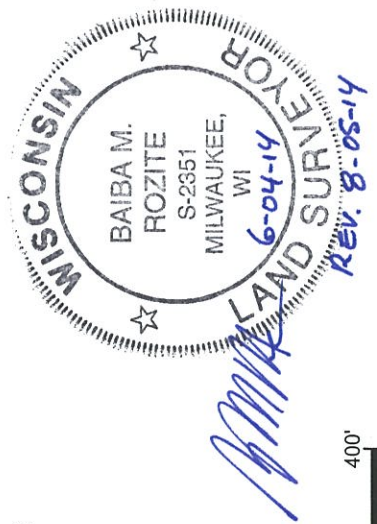
**LEGEND & NOTES:**

- INDICATES FOUND MONUMENTATION, AS NOTED ON DRAWING.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT. COORDINATES & BEARINGS REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC. 36-7-21 ASSUMED TO BEAR N 0°10'07" W.
- DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01" AND COMPUTED TO THE NEAREST 00.5".

**INTERIOR ANGLES**

A	89°36'33"
B	90°23'27"
C	270°00'01"
D	89°58'28"
E	79°04'32"
F	190°33'32"
G	90°23'27"

**SIGMA** GROUP  
Single Source. Smart Solutions.  
www.thisigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



PROJECT NUMBER 12790 DRAFTED BY BMR 6-04-14

Sheet 1 of 5

**INFRASTRUCTURE SERVICES DIVISION**  
CENTRAL DRAFTING & RECORDS MANAGER  
8/19/14  
ENGR. IN CHARGE / ENVIRON. ENGR.  
CORRECT  
8/22/14  
APPROVED

DEPARTMENT OF CITY  
DEVELOPMENT  
CITY OF MILWAUKEE

APR 28, 2014

STAFF APPROVED



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7934 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

SS

MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7934, IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 0°10'07" EAST, 201.64 FEET ALONG THE EAST LINE OF SAID NW 1/4 SECTION TO THE SOUTH LINE OF SOO LINE RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 89°51'53" WEST, 679.22 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 0°15'20" EAST, 425.01 FEET ALONG THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7934 TO THE NORTH LINE OF WEST WHEELHOUSE ROAD; THENCE NORTH 89°51'53" WEST, 585.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 0°15'20" WEST, 322.96 FEET; THENCE SOUTH 89°44'39" WEST, 616.46 FEET; THENCE NORTH 0°13'49" WEST, 199.80 FEET TO THE SOUTH LINE OF SOO LINE RAILROAD COMPANY RIGHT OF WAY AND TO THE BEGINNING OF A 1257.62 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 79°18'21" EAST, 510.48 FEET; THENCE SOUTHEASTERLY, 514.05 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE; THENCE SOUTH 89°51'53" EAST, 700.19 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 327,343 SQUARE FEET OR 7.515 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, OWNER OF SAID LAND. THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.



BAIBA M. ROZITE S-2351

6-04-14

DATE





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7934 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY LOIS A. SMITH, ITS VICE-CHAIR;

AND COUNTERSIGNED BY DAVID P. MISKY, ITS ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, AT MILWAUKEE, WISCONSIN, THIS 18<sup>th</sup> DAY OF September, 2014.

IN THE PRESENCE OF:

Deborah McCollum-Gathing  
WITNESS  
Lois A. Smith  
LOIS A. SMITH, VICE-CHAIR

David P. Misky  
WITNESS  
DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY

STATE OF WISCONSIN) )  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 18 DAY OF September, 2014, LOIS A. SMITH, VICE-VICE-CHAIR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE VICE-CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

Deborah McCollum-Gathing  
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES October 16, 2016



STATE OF WISCONSIN) )  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE ASSISTANT EXECUTIVE DIRECTOR/SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7934 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

### CORPORATE OWNER'S CERTIFICATE

53RD STREET IP LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, 53RD STREET IP LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY 53RD STREET IP LLC, BY: IP VALLEY LLC, MANAGER, BY: FRANCIS BRZEZINSKI, MANAGER, AT MILWAUKEE, WISCONSIN, THIS \_\_\_ DAY OF

September 22, 2014.

53RD STREET IP LLC

BY: IP VALLEY LLC, MANAGER

BY: FRANCIS BRZEZINSKI, MANAGER

*Francis Brzezinski*

IN THE PRESENCE OF:

*William J. Schwartz*  
WITNESS

*Francis Brzezinski*

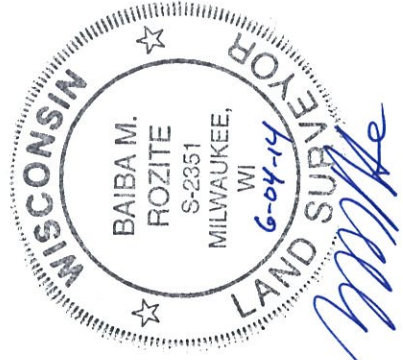
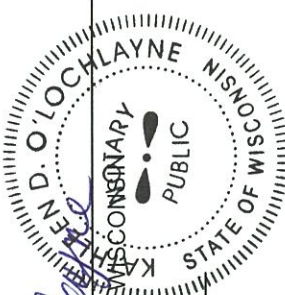
STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 22 DAY OF September, 2014, FRANCIS BRZEZINSKI, MANAGER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE MANAGER OF THE ABOVE-NAMED COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

*Kathleen D. O'Lochlainn*  
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES 2/23/18



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7934 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 140970

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON October 14, 2014

  
\_\_\_\_\_  
JAMES DWCZARSKI, CLERK, CITY OF MILWAUKEE

  
\_\_\_\_\_  
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

  
for Deputy City Treasurer 08/25/2014  
SPENCER COGGS, DATE  
CITY OF MILWAUKEE TREASURER

